

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Donald and Lillian Holzinger Residence

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2823 Coconut Avenue

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide **X** local

Applicable National Register Criteria:

X A ___ B **X** C ___ D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th-Early 20th Century American Movements

Bungalow

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood cut shingle roof, wood post and pier foundation, wood double lap rustic siding

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Holzinger residence is situated in a quiet residential neighborhood in the Diamond Head Terrace tract to the south of Kapiolani Park. It sits on a flat, 4,750 square foot lot with a modern wire fence backed by a Tahitian Gardenia (*Gardenia taiytensis*) hedge separating the front lawn from the street. The single-story, bungalow style house basically follows an irregular plan with wings extending from the front left and right rear corners. The house's walls are double lap rustic siding and a cut shingled, lateral running gable roof caps the composition. The roof's overhanging eaves are closed with scored tongue and groove soffits. The building sits on a post and pier foundation with a horizontal slat apron. The two bedroom house has 1,410 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

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Narrative Description

A concrete driveway runs down the right, east side of the property and terminates at a former garage, which at some point in the past fifty years was converted into a studio cottage. This 20' x 28' cottage does not contribute to the historic character of the property. It has a cut shingle hipped roof, and board and batten walls. The cottage has all new vinyl windows and a new door in its northeast side. The interior is also all new.

The 36' x 40' Holzinger residence faces north and has a lateral running gable roof which has round arched, horizontal slat ventilators in its gable ends. The house is two bays wide, with the left, east, bay being a bedroom wing which projects 11' from the main body of the house. This 12' long wing has a front facing gable roof and features a pair of 6 x 1 double hung sash windows and a round arched wood slat ventilator in its gable end. The right, west, bay features the 8' - 4" x 21' - 6" front lanai, which has a flat, built-up roof.

A set of three, centered, concrete steps lead up to the lanai. More recent stepping stones from the driveway and front gate go to the steps. At the base of the steps is a semi-circular concrete pad, and lava rock shoulders grace either side of the steps. The shoulders are 17" wide, 44" deep and 28" high. They have a 4" high concrete cap. The lanai has a new tongue and groove floor, which replaced the deteriorated similar, original floor, and a 8' - 4" high, scored, tongue and groove ceiling. Rectangular wood columns, with rectangular Doric capitals, flank the steps and are at the lanai's three outer corners. A solid balustrade with double lap rustic siding runs between the columns, except at the opening where the steps enter the lanai. The balustrades each feature a shallow, decorative, centered, 3' wide recess on both their interior and exterior sides.

A set of original double doors are centered in the lanai's rear, south, wall. The fifteen pane double doors retain their original glass knobs and hardware, and have wood, exterior louvered doors. A 6 x 1 double hung sash window is to either side of the doorway.

The double doors open on the living room. The living room extends the depth of the house, and is L-shaped with the kitchen in the southwest corner of the house. The room has a fir floor, which is found throughout the house. The floors feature a 9" high baseboard. The living room's 9' - 4" high ceiling is new, and the walls have a 38" high, 7" wide rail to provide a wainscot-like appearance.

A set of three 6 x 1 double hung sash windows are in the living room's west wall. The three windows are in a niche, recessed 2' beyond the line of the west wall. The living room flows into the kitchen through a 9' - 1" flat arched opening. The kitchen extends 6' to the south beyond the main body of the house's rear wall. This wing has a hip roof.

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The kitchen has been remodeled; however, the room retains two 6 x 1 double hung sash windows in both its south and west walls, and another in its east wall.

The living room's south wall contains a double door, with ten pane side lights. Each door has fifteen lites and retains its original glass knob and hardware. This rear doorway opens on a 6' x 13' rear lanai. The lanai's tongue and groove floor has been replaced in kind, and its two 5" x 5", outside corner, wood columns also replaced earlier columns. The lanai has a built-up flat roof and sits on a post and pier foundation with a horizontal slat apron. Three wood steps at the lanai's east side lead to the back yard.

A 33" wide doorway without a door in the living room's east wall leads into the bedroom wing's short, front-to-rear hallway. Across from the doorway is the linen closet's single panel door with its original glass knob and hardware. All room and closet doors in the bedroom wing are the same as the linen closet's, unless otherwise noted. To the left (north) of the linen closet is the door to the bathroom. The bathroom has been remodeled, including its window, a bronze anodized aluminum, single pane, pair of sliders, placed high above the shower-bath tub. The bathroom projects 2' beyond the house's east side wall's line.

The front bedroom is at the north end of the hall. The room has a single 6 x 1 double hung sash window in its east wall, and a pair of similar windows in its north wall. A closet projects into the room's southeast corner, and to the right, west, of the closet is a 54" wide niche. The closet features a historic pocket door with a mirror on its face.

At the other end of the hallway is the rear bedroom. It has a pair of 6 x 1 double hung windows in its south wall, and a single similar window in its east wall. The room has a closet in its north wall. The closet's single panel door has a beveled mirror in its panel.

The Holzinger residence retains a high degree of integrity. Minimal changes have transpired, with the major ones being the remodeling of the kitchen and bathroom, both of which are secondary spaces. The only other alteration was the replacement in-kind of the front and rear lanai floors, and the replacement of the living room ceiling. These changes do not significantly compromise the historic character of the house.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

architecture
community development

Period of Significance

1926

Significant Dates

1926

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Holzinger residence is significant on the local level under criterion C, as a good example of a bungalow built in Honolulu during the early 1920s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The house is also significant on the local level under criterion A for its associations with the development of the Diamond Head Terrace tract.

The 1926 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1926 is the date of construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1926 is the year of construction and is the year in which the house is associated with the development of the Diamond Head Terrace subdivision..

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The craftsman/bungalow style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American craftsman style has its origins from the British arts and crafts movement which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform. The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand craftsmanship. It was concerned with ennobling the modest homes of the rapidly expanding American middle class, a concern embodied by the craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

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The style is usually associated with a low horizontal profile, gabled roofs with wide, unenclosed eaves, often with figure four brackets, battered columns, partially paned entry doors, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork.

The earliest bungalows known to have been built in Honolulu date from 1909. The style became a popular domestic architectural form in Hawaii from 1913 through the 1920s. Hawaii's earlier bungalows, built during the teens are characterized by hip or hip-gablet roofs, while those from the 1920s primarily feature gable roofs. Despite the popularity of the style and the fact that a fair number of these residences still stand in Honolulu, only a relatively few have been placed in the Hawaii or national registers of historic places.

Seven examples of bungalows constructed on Oahu during the 1920s are presently listed in the Hawaii Register: the Noble, Peterson, Horn, Grimshaw, Newcomb, and Hoogs residences in Manoa, and the Clark and Stephens residences in Nuuanu. These all have gabled roofs.

The Holzinger residence is a good example of a modest bungalow from the 1920s built in Honolulu. The main body's lateral running gable roof and the bedroom wing's front facing gable are typical of the style as is the inset front lanai, the 6 x 1 double hung sash windows, and fifteen pane entry doors. The use of lava rock in the shoulders of the front steps is also a common bungalow feature, as is the roof's overhanging eaves, which provide the house with a lower profile. The roof's closed eaves are not common for bungalows in Hawaii. On the interior, the flowing living-dining room spaces, the fifteen pane front and rear doors further convey a craftsman sensibility, as do the recessed bank of three double hung sash windows in the west wall of the living room. The living room running the depth of the house is a frequently found design element for houses in Hawaii from the pre-World War II era, and the extensive use of double hung sash windows facilitates cross ventilation. The 9' wide lanai further encourages outdoor living and celebrates the semi-tropic climate of the Islands.

The house is also significant for its associations with the Diamond Head Terrace tract (see plat map). In 1921, the Henry Waterhouse Trust Company subdivided the former Campbell and Beckley estates at the south end of Kapiolani Park. The tract was laid out in a grid pattern and was bounded by the far sides of Kalakaua Avenue, Hibiscus Drive, Coconut Avenue and Poni Moi Road (originally named Carnation Avenue). Diamond Head Road and Kiele (originally Croton) Avenue ran east-west to tri-sect the subdivision. The company had the roads, sewer and water in place by the end of June 1921, and by August of that year almost all the beach front lots had been sold. However, the non ocean front properties moved slowly, and by August 1924, only 25 of the 73 lots had been sold.

The Pacific Trust Company during 1924 assumed management of the real estate project, and with lots selling for as low as \$3,20, it was considered the most affordable property in Waikiki. Newspaper articles and advertisements praised the new

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subdivision and asserted it to be, "Honolulu's choicest beach section" which had "unsurpassed beauty" (*Honolulu Advertiser*, February 1, 1925, page 16), and advised the lots presented, "exceptional land values on the slope of Diamond Head [that is] sure to increase in value and offers a good investment as well as one of the finest home locations that can be had in the city." (*Honolulu Advertiser*, April 13, 1924, page 14). The house sites were mostly developed by their individual owners resulting in a variety of forms and styles, primarily, but not exclusively, single story in height. Despite the allure of Diamond Head and Waikiki, lots moved slowly, so in 1926 to add an incentive for immediate development of the lands, Pacific Trust Company provided buyers with a "liberal discount" should they complete construction of their houses within six month of the purchase of their properties. In discussing the subdivision, the *Honolulu Advertiser* in its March 21, 1926 issue, called attention to the, "unusual architecture" to be found along Diamond Head Terrace's streets, bringing specific attention to the Cotswold cottages on Coconut Avenue built by John Morley as well as several other houses.

To further spur Diamond Head Terrace sales, Pacific Trust Company built several houses in the tract. One of these houses, erected on Lot 60 was purchased by Donald T. and Lucille Holzinger in March 1926. Several days after the sale, the Pacific Trust Company advertised, "When we sold that Coconut Ave. home in the beautiful **Diamond Head Terrace Tract** within one hour after the opening, it was just another step in the progress of developing one of the finest Homesite Tracts '**By the Sea**'" [*Star Bulletin*, March 18, 1926, page 16]

Donald Holzinger operated Hawaii Barber Supply and also was president of Oceanic Investment Company. The Great Depression proved detrimental to the Holzingers and in November 1930 the house reverted back to Pacific Trust Company. The company re-sold the property in June 1932 to Hawaiian Properties Ltd, who, in turn, sold it to Joel and Anne May Brooks in June 1935. The property has gone through the hands of several owners since that time.

Twenty three houses in the tract have been placed in the Hawaii Register of Historic Places. These include six houses on Kalakaua Avenue and two on Coconut Avenue which are part of the English Tudor/French Norman Cottages thematic nomination, as well as the Balch residence, Plum residence, Montgomery residence, Nylan residence, Haynes residence, Harrison rental, Morgan duplex, Watumull House, Dickey residence, two Egholm houses, Botley residence, Ketchum residence, 2954 & 2956 Hibiscus Place, and 3035 Kiele Street.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 813 page 455, book 821 page 8, book 1091 page 114, book 1168 page 143, and book 1281 page 356

Polk's City Directories for Honolulu 1925-1933

Honolulu Star Bulletin,

August 10, 1921, page 13, "New Building Lots at Diamond Head Are Attracting Buyers"

March 21, 1926, page 13, "March Sales of Pacific Trust Total \$101,401"

March 18, 1926, page 16, Pacific Trust Company advertisement

March 19, 1926, page 8, "'Area Around Diamond Head Fast Developing Into Beautiful City"

Honolulu Advertiser,

April 6, 1921, page 1, "\$100,000 Home Will Be Razed to Make New Building Tract"

June 8, 1921, page 10, "Diamond head Terrace Roads to Be Finished the End of This Week"

April 13, 1924, page 14, "Diamond Head Terrace"

May 11, 1924, page 15, advertisement for Diamond head Terrace

August 3, 1924, page 14, "Dr. Alexander Diamond Head Home Finished"

March 14, 1926, page 2, "Diamond Head Terrace Homes Wait Inspection"

March 21, 1926, pages 12, "Diamond Head Terrace Has New Houses"

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84 BING Maps

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 21.258357 | Longitude: 157.817862 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by James and Marcella Sullivan in 2022 as described by Tax Map Key (1) - 3-1-033: 049.

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: December 15, 2021

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** floor plan and tax map
- **Owner:** James and Marcella Sullivan
156 Ocean Drive
Sentosa Cove, Singapore 098422

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

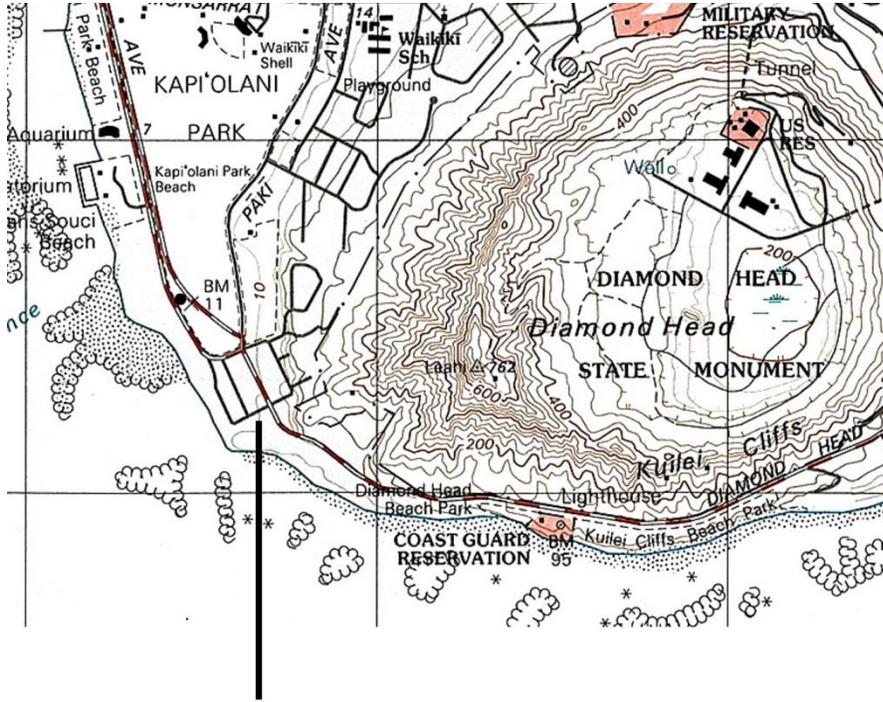
Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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USGS Map



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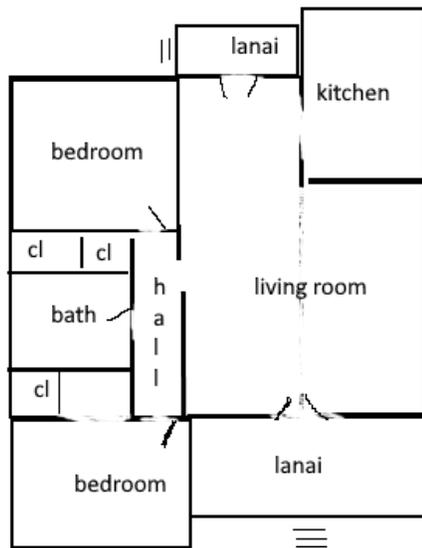
Tax Map



Holzinger Residence
Name of Property

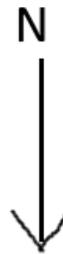
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Floor Plan



Holzinger Residence

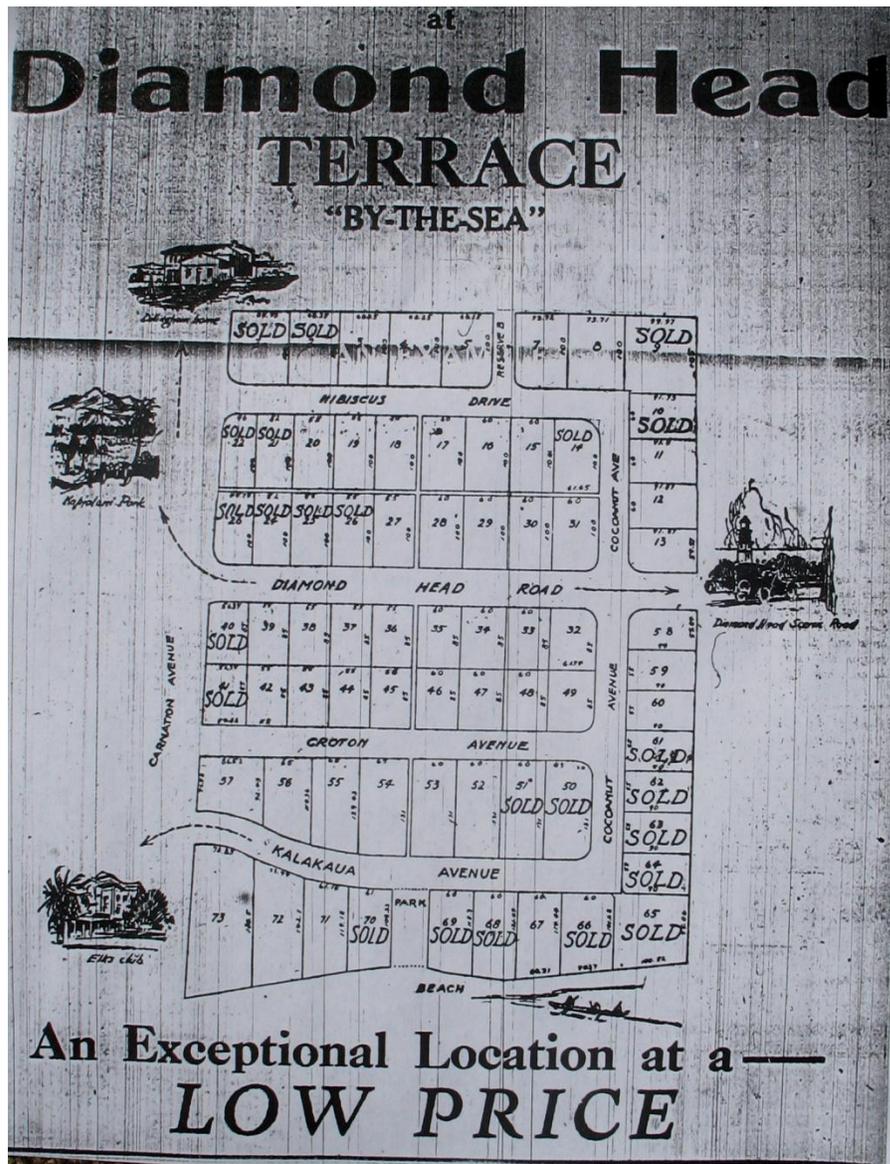
not to scale



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Plat Map of Diamond Head Terrace, from *Honolulu Advertiser*, May 11, 1924, page 15



An Exceptional Location at a —
LOW PRICE

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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the front from the north

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Holzinger Residence
Name of Property

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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the front porch from the northeast

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Holzinger Residence
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the rear from the southeast

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Holzinger Residence
Name of Property

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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the entry from the north

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Holzinger Residence
Name of Property

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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the living room from the south

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Name of Property

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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the living room from the east

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Holzinger Residence
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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the kitchen and living room rear door from the northeast

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Holzinger Residence
Name of Property

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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the front bedroom from the northwest

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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the hall, rear bedroom in background, from the north

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Photo Log

Name of Property: Donald and Lillian Holzinger Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: September 21, 2021

View of the non-contributing cottage from the east

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